

ROTSVAST

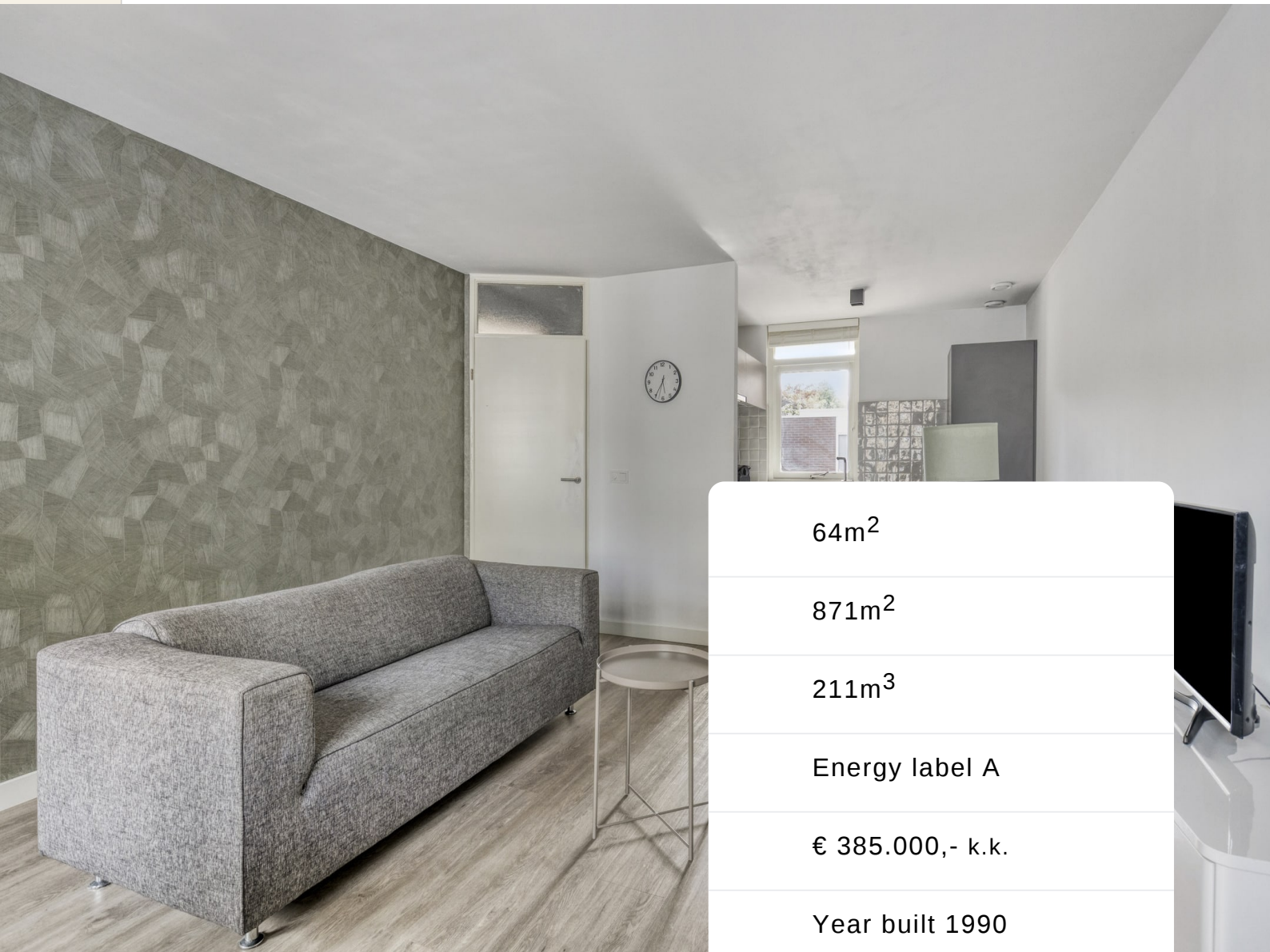
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Lodewijk Napoleonplein 23 5616 BA Eindhoven

Features



64m²

871m²

211m³

Energy label A

€ 385.000,- k.k.

Year built 1990



Rotsvast Eindhoven

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Features

Transfer

Price: €385.000,-

Status: Available

Offered since: 26 November 2025

Acceptance: In consultation

Build

Construction type: Apartment

Year built: 1990

Surface areas and volumes

Plot area: 871 m²

Volume: 211 m³

External storage: 5 m²

Layout

Number of bedrooms: 3

Number of bathrooms: 1

Number of floors: 1 woonlagen

Facilities: Mechanical ventilation, TV cable, air conditioning, fiber optic cable

Energy label: A

Insulation: Wall insulation, floor insulation, double glazing, HR glass

Heating: Central heating boiler

Hot water: Central heating boiler

Boiler fuel: Gas

Cadastral municipality: Gestel

Ownership: Full ownership

Facilities

Parking facilities: On closed premises

Garage types: Parking space

Description

Nice and cozy 3-room apartment with private storage room and parking space, located in a small apartment complex in a very attractive location in the heart of Eindhoven, yet in a pleasant and highly sought-after residential area.

The property is within walking distance of the city center and therefore offers a wide range of shopping and dining options in the immediate vicinity. There are excellent public transport connections, and Eindhoven Central Station is only a 14-minute walk away. The beautifully landscaped Genderpark is also practically around the corner, only 4 minutes away.

Would you like to schedule a viewing for this lovely apartment? Don't wait, contact us soon at 040-2440244!

General layout:

Central entrance on Lodewijk Napoleonplein with mailboxes, intercom system, and staircase to the other floors. A corridor leads to the apartment, which is located on the ground floor. The storage room of approx. 5.2 m² and the parking space are also located here.

Apartment:

Entrance to the apartment into the hall, from which you can access the living room, both bedrooms, the bathroom, and the toilet.

The living room with open kitchen has an area of approx. 29m² and has light from both sides and a sleek PVC floor. The kitchen is equipped with a fridge-freezer (Siemens), 4-burner induction hob with extractor hood (Siemens), oven, and dishwasher (Siemens). Everything is finished in a modern gray color scheme and a composite kitchen countertop.

From the living room, you can also access the balcony of approx. 5m², facing north.

The master bedroom of approx. 14m² also offers access to the balcony and is located at the rear of the house, where the second bedroom of approx. 7m² is located at the front. Both are equipped with PVC flooring.

In between, you will find the bathroom, which is fully tiled and has a walk-in shower with rain shower and a hand shower. The sink is built-in and there is also a handy mirror with built-in cabinet, as well as a towel radiator on the other side. Through a door, you can access the storage room with the connection for the washing machine.

The toilet is accessible separately from the hall and has a wall-mounted toilet and washbasin.

Important features of the apartment:

- Energy label A
- New central heating boiler (2024) and a new meter cupboard has been installed.
- In 2021, the apartment underwent a total renovation, during which the lighting and electrical system were modernized.
- Private storage room of approx. 5.2m²
- Balcony of approx. 5m²
- Access to a permanent parking space with charging station, on a site enclosed by a ground bracket.
- Modern finish to the kitchen with excellent built-in appliances.
- Very well located in relation to the city center of Eindhoven.
- Monthly service charges for the owners' association are ???153.00
- No more parking permits are currently being issued for the residential area, so ideally you will have your own parking space.

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